



## WORKSHOP MEETING MINUTES March 11, 2026

**PLEASE NOTE:** Underlined items contain a link with additional information.

### I. CALL TO ORDER

President Jennifer LoStracco called the March 11, 2026 Workshop Meeting of the Hatfield Township Board of Commissioners to order at 7:00 pm.

### II. ROLL CALL

Roll call was taken by Aaron Bibro, Township Manager. Present at the meeting were President Jennifer LoStracco, Vice President Shahidul Partha (via phone), Commissioner Jerry Andris, Commissioner Karla D'Alessio and Commissioner Tom Zipfel. In addition to Township Manager Aaron Bibro, also in attendance were Assistant Township Manager Scott Hutt, Township Engineer Bryan McAdam, Solicitor Christen Pionzio and Chief William Tierney

### III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice President Partha and Commissioner D'Alessio

### IV. APPROVAL OF AGENDA

Commissioner Zipfel motioned to approve the agenda, seconded by Commissioner D'Alessio. The motion carried with a 5-0 vote.

### V. CITIZENS' COMMENTS – AGENDA ITEMS ONLY

There were no citizens' comments.

President LoStracco announced that the Board met in Executive Session prior to tonight's meeting to discuss matters of litigation.

### VI. CONSENT ITEMS

*Motion to Enter Items A-D into the Record*

- A. [VMSC EMS Monthly Report – February](#)
- B. [HTMA Meeting Minutes – January 13, 2026](#)
- C. [HTMA Monthly Budget Report – January](#)
- D. [Police Report – February](#)

Commissioner Zipfel motioned to move the Consent Items into record, seconded by Commissioner Andris. The motion carried with a 5-0 vote.

## VII. SPECIAL ITEM

### A. Tessa Robinson, Communication Specialist *Valley Forge Tourism & Convention Board*

Tessa Robinson and Sarah Patchak went over the benefits of the Valley Forge Tourism and Convention Board. Their print magazine for 2026 is available at high volume locations and online. Their website and social media outlets have seen an increase in followers and views. The benefits that members receive include publications in the visitors' guides, highlighted on website and social media platforms and invitations to annual events. They also highlighted some of the America 250 events.

## VIII. COMMITTEE REPORTS

### A. Planning and Zoning Committee – Commissioner D'Alessio

#### 1. [Clemens Food Group Land Development Discussion](#)

Matt Patterson, engineer at Kimley-Horn & Associates and representing Clemens Food Group for an amended land development application to add an additional to the food processing center. In 2008, there was a proposed Phase I and II building addition to this site for a total of 198,000 sf. In 2018, Phase III was approved at 26,000 sf. and in 2019, a parking facility was approved for 140 spaces. We are proposing a building addition of 37,500 sf. Phase II was never completed. This proposal will remove the parking facility to accommodate the building addition. Impervious surface will be reduced and all stormwater will be serviced by the existing stormwater basin. They are requesting four (4) waivers.

- To provide concrete curbing in all parking areas
- To provide concrete curbing in all internal parking lots, islands
  - They are providing curbing where the new drive aisle enters off of the private access drive
- A minimum distance of 15 ft. between any parking area and the outer face of the building
  - There is one location that is just under 10 ft.
- A driveway with two-way traffic to have a width of 24 ft.
  - There is a small section of the driveway that is 20 ft.

Mr. Patterson added the comments received on the review letters from Bowman and CKS are all will comply. If approved, construction is anticipated to begin in the spring. Mr. McAdams said they submitted for their NPDES permit amendment through the Montgomery County Conservation District and they will determine the timeline for construction. There is a current NPDES permit in place.

The Traffic Engineer said truck traffic in and out of the site will be reduced since two processing lines are moving into the new building from another site so the entire process will occur at this plant. There will be a total of 25 employees working two (2) shifts.

2. Zoning Change Discussion – 300 Enterprise Lane  
*Motion to authorize scheduling a public hearing and advertising ordinance*

Commissioner D'Alessio said the applicant asked to remove this from tonight's agenda.

**B. Public Works Committee – Commissioner Zipfel**

Commissioner Zipfel said bids for the 2026 Roads Program are due on March 18<sup>th</sup> and will be on the next agenda for a decision. The Township entered into a preventive maintenance agreement with Flanagan Mechanical Services for Heating and HVAC. He added, the Public Works Department purchased a new 60-inch mower that will be used to maintain Township properties and open space areas more efficiently. Staff continue to address routine operational responsibilities including pothole repair, responding to police action requests and performing general maintenance on Township buildings and equipment.

**D. Parks and Recreation Committee – President LoStracco**

President LoStracco reported on the upcoming Parks and Recreation events and programs.

**E. Public Safety Committee - Vice President Partha**

Chief Tierney said the Police Department responded to 2,641 calls for service in February. There was a decrease in crime compared to 2025. Traffic safety efforts resulted in measurable improvements for February 2026, resulting in a 27% reduction in traffic accidents from the previous year. Hatfield Officers completed 719 community patrol activities, reflecting a 3% increase from last year. They also participated in many community events. He also reported that are completely moved into the new Police Station.

**F. Finance Committee – President LoStracco**

President LoStracco said revenues and expenditures on track this first quarter and Township operations continue to proceed in the timeframe of the budget. Distribution and collection of the annual real estate tax bills is underway with a significant number of residents already submitting payment. Early payments help us maintain strong cash flow. The 2% discount will remain until the end of March.

**IX. TOWNSHIP STAFF REPORTS**

**A. Township Manager's Report**

1. Project Updates

Mr. Bibro said we received several grants.

- Orvilla and Koffel Intersection Design - \$634,300 grant award
- Storm Sewer Upgrades at Line Lexington Road - \$85,000 grant award
- Clemens Park Basin Upgrade - \$160,000 grant award
- Colmar Firehouse Upgrades – Pole Barn, Security, Enhancements - \$117,328 grant award

- Our stormwater study will be completed this year and the next step will be public feedback
- Welsh and Orvilla Construction – this will be bid in 2026 with construction in 2027 - \$3M grant award
- Additional basin upgrades - \$109,890 grant award

2. Recognition of Outstanding Women in Hatfield – March 25<sup>th</sup>

3. Support of Montgomery Township Grant Application – Whistlestop Park  
**Resolution #26-06**  
*Motion for Approval*

This is a partnership with Montgomery Township with no financial obligation from Hatfield Township in support of a grant application for improvements at Whistlestop Park.

Commissioner Andris motioned to approve Resolution #26-06, seconded by Commissioner D'Alessio. The motion carried with a 5-0 vote.

## **X. SOLICITOR'S REPORT**

1. Tax Appeal Settlement – 1500 Cowpath Road  
*Motion for Approval*

This is for a slight decrease in property value resulting in a \$2022.11 refund for years 2024 and 2025.

2. Tax Appeal Settlement – 1560 Industry Road  
*Motion for Approval*

This is for a slight increase in property value resulting in a payment of \$1,756.18 for years 2024 and 2025.

Commissioner Andris motioned to approve the tax settlement for 1500 Cowpath Road and 1560 Industry Road, seconded by Vice President Partha. The motion carried 5-0.

## **XI. CITIZENS' COMMENTS**

President LoStracco announced the Board will be going into Executive Session following this meeting to discuss matters of real estate.

There were no citizens' comments.

## **XII. ADJOURNMENT**

Commissioner Andris motioned for adjournment, seconded by Commissioner D'Alessio. The motion carried with a 5-0 vote and the meeting was adjourned at 7:58 pm.